



23 St Botolphs Court St. Botolphs Road, Worthing, BN11 4JH  
Guide Price £175,000

and company  
**bacon**  
Estate and letting agents



A second floor, one bedroom apartment located in sought after St Botolphs Road, West Worthing. The property is situated within convenient walking distance of West Worthing train station, the town centre, local shopping facilities, bus routes and the seafront. Accommodation briefly comprises communal entrance, entrance hall, 16ft South aspect lounge/diner, kitchen, double bedroom, bathroom and separate w/c. Externally the property benefits from an allocated parking space and well maintained communal gardens. Additional benefits include double glazed windows, extended lease and the right to manage.

- One Bedroom
- Second (Top) Floor Apartment
- Popular West Worthing Location
- Train Station, Town Centre & Seafront Nearby
- 16ft South Facing Lounge/Diner
- Double Glazing
- Allocated Parking Space
- Extended Lease On Completion
- Peppercorn Ground Rent



### Entrance

Secure telephone entry system. Stairs to second (top) floor. Private front door to:

### Entrance Hall

Space for shoes and coats. Access hatch to loft space.

### Bedroom

3.78m x 3.18m (12'5 x 10'5)

South facing double glazed window. Night storage heater.

### Lounge/Diner

4.95m x 3.15m (16'3 x 10'4)

South facing double glazed window. Night storage heater. Space for lounge and dining room furniture.

### Kitchen

2.44m x 2.34m (8' x 7'8)

South facing double glazed window. Roll edge work surfaces incorporating 1 1/2 bowl stainless steel sink with mixer tap and drainer. 4 ring electric hob with tiled splashback, extractor hood over and fitted oven/grill below. Space for fridge/freezer and washing machine. Range of matching cupboards, drawers and wall units. Wood effect vinyl flooring.

### Bathroom

Panelled bath with electric shower over. Pedestal wash hand basin. Heated towel radiator. Mirrored vanity wall unit. Tiled walls. Tile effect vinyl flooring. Extractor fan.

### W/C

Low level flush w/c. Tiled effect vinyl flooring. Extractor fan.

### Allocated Parking Space

Located to the rear of the development. Space number 23.

### Communal Gardens

Well maintained communal gardens surround the development.

### Required Information

Length of lease: 137 years

Annual service charge: Approximately £1,520

Service charge review period: Per Annum

Annual ground rent: £0

Ground rent review period: NA

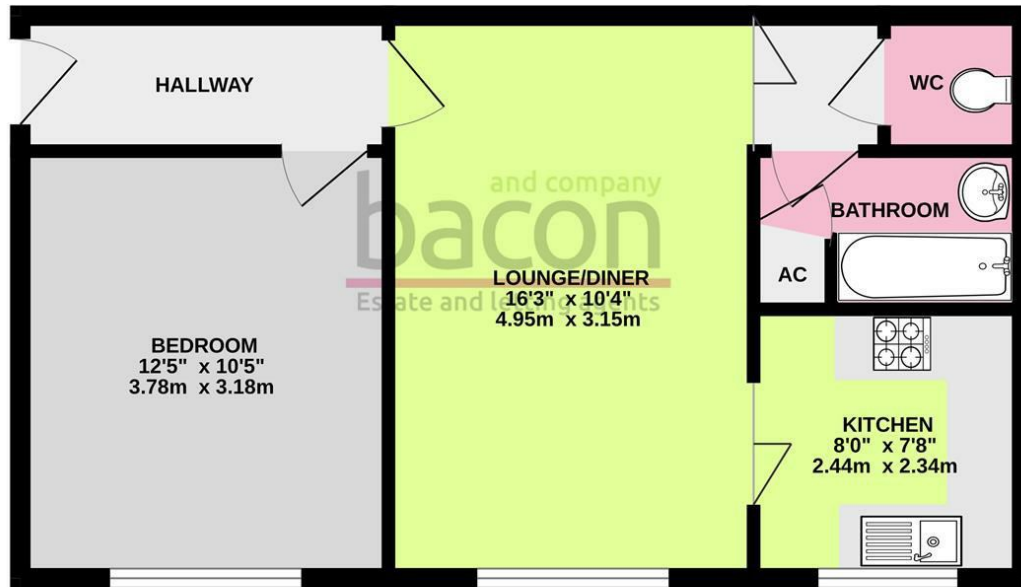
Council tax band: A

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

and company  
**bacon**  
Estate and letting agents

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 77        |
| (55-68) <b>D</b>                            | 58                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.